

AUCTION 20

RENTAL INVESTMENT PORTFOLIO HOMES in 16 Tracts in Stillwater and Cushing, Oklahoma



WEDNESDAY, JUNE 9 - 11AM!
held at Sparrow Beginnings, Stillwater
Online Bidding Available



- \$12,125 Monthly Rental Income
- Strong Rental Market
- Buy Student A College House + Earn Rental Income!
- Great Student Housing Opportunity in Stillwater

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- Strong Rental Market
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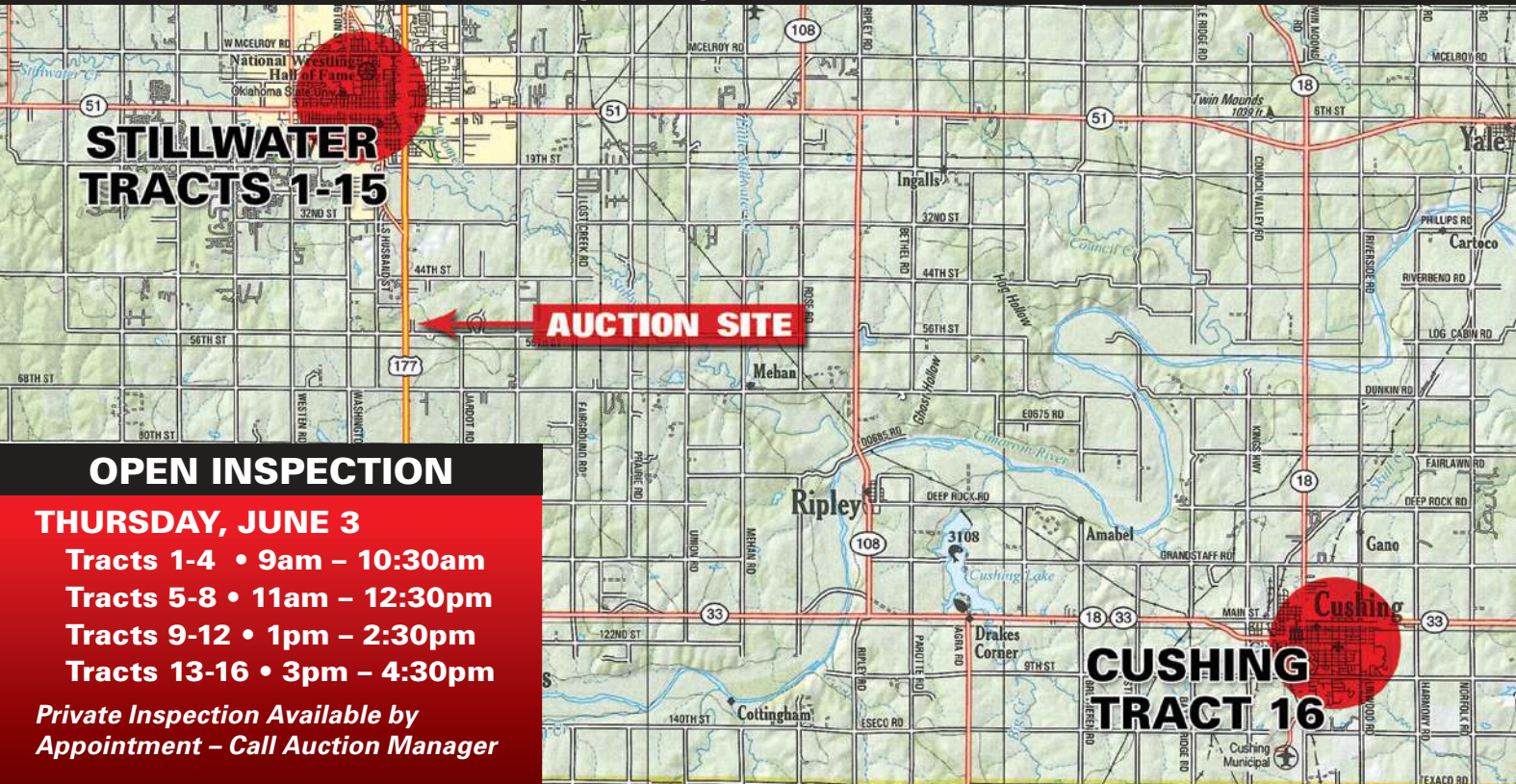


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Auction held at Sparrow Beginnings, 5317 S. Hartford, Stillwater, OK 74074



STILLWATER TRACTS 1-15

AUCTION SITE

OPEN INSPECTION

THURSDAY, JUNE 3
Tracts 1-4 • 9am - 10:30am
Tracts 5-8 • 11am - 12:30pm
Tracts 9-12 • 1pm - 2:30pm
Tracts 13-16 • 3pm - 4:30pm

Private Inspection Available by Appointment - Call Auction Manager

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in Stillwater and Cushing, Oklahoma *in 16 Tracts*

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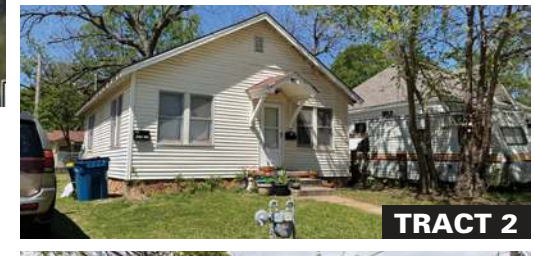
We are pleased to offer an outstanding portfolio of Single Family Investment properties in Stillwater and Cushing, Oklahoma. The sale will feature 18 homes spread around the Stillwater Community and also 2 homes in Cushing. This is a wonderful opportunity for the investment driven Buyer to acquire actively leased properties, which fit their investment needs. ALSO a great opportunity here for the Oklahoma State University Parent to purchase a college house for their new student while earning rental income throughout their college career! See website for details about each property, including: photos, copies of leases and other due diligence information!



TRACT 1: 1224 S. Lewis Street – 3Bd, 2Ba home with central h/a on large corner lot that was remodeled in 2018, 1,362 Sq. Ft.



TRACT 3: 1304 S. Fern Street – 2Bd, 1Ba home with central h/a, nice trees and yard, 960 Sq. Ft.



TRACT 2: 1022 & 1022.5 S. Chester St – 2 homes being sold together. **1022:** 2Bd, 1Ba home, 784 Sq. Ft. with central h/a and fenced yard. **1022.5:** 1Bd, 1Ba home, 448 Sq. Ft.



TRACT 4: 503 E. 13th Ave – 2Bd, 1Ba home with central h/a, shaded back yard, detached garage, 768 Sq. Ft.



TRACT 5: 1421 S. Lowry St – 1Bd, 1Ba home with nice trees and 540 Sq. Ft.



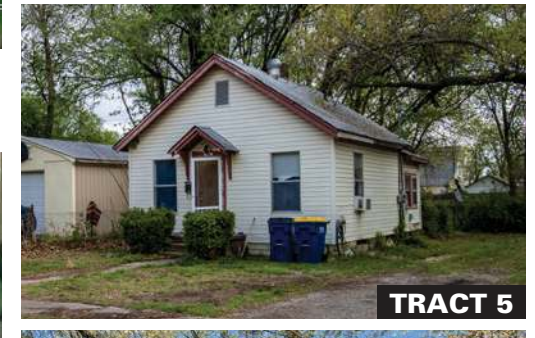
TRACT 7: 1419 S. Fern St – 1Bd, 1Ba home with large corner lot and nice garden area, central h/a, 518 Sq. Ft.



TRACT 9: 1604 S. Pennsylvania St – 2Bd, 1Ba home on corner lot, carport, fenced yard, central h/a, 956 Sq. Ft.



TRACT 11: 1421 S. Springfield St – 2Bd, 1Ba home with new roof spring 2021, garage, 888 Sq. Ft.



TRACT 6: 1424 S. Chester St & 316 E 15th Ave – 2 homes being sold together. **1424 S. Chester:** Central h/a, new roof spring 2021 and a nice corner lot, 880 Sq. Ft. **316 E 15th:** 1Bd, 1Ba, roof replaced in 2009, carport, fenced yard, 440 Sq. Ft.



TRACT 8: 1523 S. Hartford St – 2 Bd, 1Ba home with window and cabinet updates, central h/a, detached garage, storm shelter on a corner lot, 864 Sq. Ft.



TRACT 10: 1503 S. Springfield St – 1Bd, 1Ba rock exterior home, new roof in 2009, HUGE back yard fully fenced, 597 Sq. Ft.



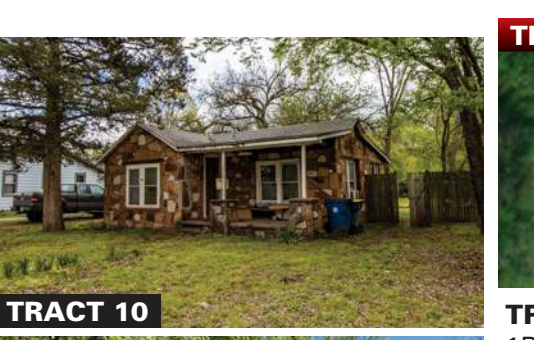
TRACT 12: 1405 S. Springfield St – 3Bd, 1.5Ba home with central h/a, 1,200 Sq. Ft.



TRACT 13: 14 E. Crestwood Cir – 3Bd, 1.5Ba home with central h/a, nice trees, overlooks neighboring pond, 1,333 Sq. Ft.



TRACT 15: 1400 N. Perkins Rd, Unit M-104 – 2Bd, 1.5Ba Townhouse in Cimarron Townhomes community, central h/a, 1,200 Sq. Ft.



TRACT 14: 115 S. Lowry St – 2Bd, 1Ba home with HUGE yard, big trees, detached garage, central h/a, flood insurance, 744 Sq. Ft.



TRACT 16: 1043 & 1041 E. Main St, Cushing – 2 Homes being offered together. **1043:** 2Bd, 1Ba home with attached garage, 1,154 Sq. Ft. **1041:** 2Bd, 1Ba home with attached garage, 1,376 Sq. Ft.



TERMS & CONDITIONS:
PROCEDURE: Tracts 1 through 16 will be offered in individual tracts, in any combination of these tracts, or as a total unit per auction date and time. There will be open bidding on all tracts and combinations during the auctions as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price.
BUYER'S PREMIUM: The contract purchase price will include a Buyer's Premium equal to 4% of the bid amount.
DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**
APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The auction bids are subject to the acceptance or rejection by the Seller.
DEED: Seller shall be obligated only to convey a merchantable title by Warranty Deed.
EVIDENCE OF TITLE: Seller agrees to make available to bidder a preliminary title insurance commitment to review prior to auction. The cost of title insurance, if the buyer(s) elects to purchase the title insurance policy, will be the responsibility of the buyer(s). Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar related matters. All tracts sold "AS-IS".
CLOSING: The closing shall take place 30 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.
POSSESSION: Possession shall be at closing.
REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.
MINERALS: Seller specifically excepts and reserves all minerals, including without limitation, oil, gas, coal, coalbed methane, and all other hydrocarbons, lignite, and all metallic minerals, etc., if any, associated with the referenced real estate, and the term "Property" will not include any mineral rights.
ACREAGE AND TRACTS: All acreages, dimensions and square footages are approximate and have been estimated based on current legal descriptions, property tax records and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.
AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**
NEW DATE, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes or additions to the property information.

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